

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING**

**June 27<sup>th</sup>, 2018**

***Agenda***

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of June 13<sup>th</sup>, 2018 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 28<sup>TH</sup>, 2018.**

3. **Final decision** to allow the adjustment of an existing rear setback to 12.9 feet, where 20 feet are the minimum required. Property located at 4135 West 6<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District).

**Applicant: Jose Ramos**

- 4. Final decision** to adjust a distance separation to 12.2 feet, where 20 feet is the minimum required between an existing 194 square feet accessory building and a proposed terrace. Property located at 340 West 60<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Aida L. Martinez**

- 5. Final decision** to allow the following adjustments: rear setback of 17.5 feet, where 20 feet are required for the existing house.; west side setback of 3 feet for aluminum terrace, where 6.5 feet are required; 1 foot west side setback for accessory building and pergola, where 6.5 feet are required; 1 foot rear setback for accessory building, where 7.5 feet are required; 8.15 feet distance separation between a pergola attached to the house and accessory building, where 20 feet are required. Property located at 180 SE 9<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Carmen Oroceno**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 14<sup>TH</sup>, 2018.**

- 6. Rezoning** property from R-1 (One-Family District) to TOD (Transit Oriented District). Property located at 853 East 24<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Ceasar Mestre, Esq. on behalf of Miami Income Properties LLC**

- 7. Rezoning** property from R-1 (One-Family District) to TOD (Transit Oriented District). Property located at 859 East 24<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Ceasar Mestre, Esq. on behalf of Rental Properties Miami LLC**

- 8. Rezoning** property from R-3 (Multiple-Family District) to R-3-5 (Multiple-Family District). Property located at 1235 West 26<sup>th</sup> Place, Hialeah, zoned R-3 (Multiple-Family District).

**Applicant: Pedro San Jorge, Two Saints Investment LLC**

- 9. Rezoning** property from R-3 (Multiple-Family District) to R-3-5 (Multiple-Family District). Property located at 424 East 30<sup>th</sup> Street, Hialeah, zoned R-3 (Multiple-Family District).

**Applicant: Darren Cantrelle and Maria Cantrelle**

- 10. Rezoning** property from C-1 (Restricted Retail Commercial District) to R-3-4 (Multiple-Family District). Property located at 545 West 24<sup>th</sup> Street, Hialeah, zoned C-1 (Restricted Retail Commercial District).

**Applicant: Gilberto Aguila**

- 11. Variance** permit to allow 65 parking spaces, where 81 parking spaces are required. Property located at 802 East 25<sup>th</sup> Street, 810 East 25<sup>th</sup> Street, 828 East 25<sup>th</sup> Street, 801 East 24<sup>th</sup> Street, 2401 East 8<sup>th</sup> Avenue, 815 East 24<sup>th</sup> Street, and 839 East 24<sup>th</sup> Street Hialeah, zoned C-3 (Extended Liberal Commercial District), C-1 (Restricted Retail Commercial District) and P (Parking).

**Applicant: Daniel Abreu, Fourth Avenue Developer LLC**

- 12. Variance** permit to allow the construction of a three-unit, three-story multifamily building on a substandard lot with frontage of 50 feet and area of 6,750 square feet, where 75 feet and 7,500 square feet are required; allow 6 feet front setback, where 25 feet are required; allow 16 feet rear setback, where 20 feet are required; allow 5 feet east side setback, where 10 feet are required and 37.5% lot coverage, where 30% is the maximum allowed. Property located at 464 East 21<sup>st</sup> Street, Hialeah, zoned R-3-3 (Multiple-Family District).

**Applicant: Hipolito Padron, Padron Cattle LLC**

- 13. Conditional Use Permit (CUP)** to allow the expansion of an existing vocational school. Property located at 4400 West 12<sup>th</sup> Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial District).

**Applicant: Eduardo Lambert, Futura Career Institute**

- 14. Conditional Use Permit (CUP)** to allow a new elementary school as an expansion of an existing day care center, with a maximum total number of 1,000 students; variance permit to allow 62 parking spaces, where 150 parking spaces are required; and variance permit to allow a new LED pylon sign fronting West 28<sup>th</sup> Avenue, outside the geographic area where pylon signs are allowed to be located (Sec 7-12 (b)); and allow height of 45 feet and area of 1,200 square feet, where 20 feet is the maximum height allowed and 120 square feet is the maximum area allowed. Property located at 8101, 8155 West 28<sup>th</sup> Avenue and 2750 West 82<sup>nd</sup> Street, Hialeah, zoned M-1 (Industrial District).

**Applicant: Ceasar Mestre, Esq. on behalf of David De La Sierra**

**TABLED ITEM FROM MAY 23<sup>RD</sup>, 2018**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 15. Old Business.**

- 16. New Business.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

**If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**